A substantial, high quality, diverse commercial conifer portfolio comprising 10 forests located in North, Central and South Scotland

1,577 Hectares / 3,896 Acres

FREEHOLD FOR SALE AS A WHOLE

Offers Over £11.25 M

John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS

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INTRODUCTION

The Stellar Forestry Portfolio has been carefully and prudently assembled over the last decade. It comprises 10 commercial forests located throughout Scotland; from Inverness-shire in the north to Dumfries & Galloway in the south.

It has a strong geographic spread allowing access to a wide variety of established timber markets throughout Scotland and south of the Border.

The Portfolio comprises diversity not only in location but also in age-class and species, creating a sustainable income profile.

The total land holding extends to approximately 1,577 hectares/3,896 acres of which 1,119 hectares (71.3%) are stocked with conifer; 72 hectares (4.5%) are awaiting restocking; 128 hectares (8.1%) comprise mixed broadleaves. The remaining 258 hectares (16.1%) contain unplanted ground for forest design purposes.

The Portfolio has a strong overriding commercial element to it. The 5 primarily high yielding spruce plantations in South Scotland are located in an area regarded as prime for commercial forestry investment. Some of the forests further north have a higher level of species diversity and a greater level of amenity and sporting interest.

The property located in north Perthshire offers consistent annual income from two 2.3 MW wind turbines, providing another dimension to this interesting portfolio.

The Portfolio is offered freehold for sale as a whole at offers over £11.25M and provides a rare opportunity to purchase an established portfolio of high quality forests.

For all enquiries, please contact:

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SLEEPIESHILL FOREST
NR MOSSTODLOCH, MORAY

265.90 Ha/ 657.03 Ac

A rare opportunity to acquire a long established, high quality Scots pine forest, growing on fertile soils and very well located for timber markets with sporting rights included.
ORD HILL
MUIR OF ORD, INVERNESS-SHIRE

234.45 Ha/ 579.33 Ac

A highly attractive commercial forest combining productive crops with a diverse range of species and outstanding panoramic views over the Beauly and Cromarty Firths. Elements of native woodland with sporting rights included.
BALLINLOAN-A
ABERFELDY, PERTHSHIRE

154.15 Ha / 380.92 Ac

An unusual investment opportunity, combining a high yielding commercial forest, approaching maturity, and an annual income from two 2.3 megawatt wind turbines.
AYTON FOREST
ABERARGIE, PERTHSHIRE

167.24 Ha/ 413.25 Ac

An exceptionally well located, mixed commercial forest with outstanding views, fertile soils and excellent access to timber markets. Good sporting potential and high amenity value. Sporting rights included.
CRAIGALLIAN FOREST

STRATHBLANE, STIRLINGSHIRE

135.60 Ha/ 335.08 Ac

A productive, mixed age, commercial forest with considerable amenity appeal, located in the heart of Scotland. Excellent internal access. Sporting rights included.
DUNTER LAW
ELLEMFORD BRIDGE, BY DUNS, SCOTTISH BORDERS

92.35 Ha/ 228.20 Ac

A highly productive mature conifer plantation, comprising predominantly Sitka spruce. Sporting rights included.
VENLAW
PEEBLES, PEEBLESShIRE, SCOTTISH BORDERS

118.90 Ha/ 293.80 Ac

An attractive, high quality, first rotation conifer forest located in an elevated position with stunning views over the historic town of Peebles and the Tweed Valley. Sporting rights included.
Laverhay is a highly productive commercial spruce forest forming part of a much larger forestry complex, with harvesting likely to commence in five to ten years’ time. Sporting rights included.
RUEGILL
BORELAND, DUMFRIES & GALLOWAY

152.86 Ha/ 377.72 Ac

Ruegill is a second rotation, commercial conifer forest with well-established re-stocked crops, ideal for capital value growth. Sporting rights included.
An impressive commercial conifer plantation approaching maturity in the Stennieswater Forest Complex. Sporting rights included.
THE STELLAR FORESTRY PORTFOLIO

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John Clegg & Co is a trading name of Strutt & Parker LLP, a limited liability partnership, registered in England and Wales with registered number OC334522.
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